

Courtesy Of Keith Fortin Of Blackmore Real Estate

\$809,900 - 18204 94 Street, Edmonton

MLS® #E4452548

\$809,900

7 Bedroom, 4.00 Bathroom, 2,355 sqft
Single Family on 0.00 Acres

Klarvatten, Edmonton, AB

Step into luxury with this stunning 7-BEDROOM, 4-BATH home offering style, space, and serious versatility! The open-concept main floor features a gourmet kitchen with sleek quartz counters, elegant cabinetry, and a separate SPICE KITCHEN perfect for culinary adventures. Soaring 18ft ceilings and a striking electric fireplace elevate the great room making it perfect for entertaining while the main-floor office/bedroom and full bath offer flexibility. Upstairs, discover 3 bedrooms, laundry, a bonus room, and a dreamy primary suite boasting a raised ceiling and complete with a spa-like 5-piece ensuite and massive walk-in closet. The fully LEGAL 2-BEDROOM WALKOUT BASEMENT SUITE with separate entrance and fully equipped with all appliances is occupied by a quiet young family for great MORTGAGE HELPER rental income. Has finished garage with gas line, triple-pane windows, 9ft ceilings, alarm system, fully landscaped, and designer lighting and window coverings throughout. A must-see masterpiece!



Built in 2022

Essential Information

| | |
|--------|-----------|
| MLS® # | E4452548 |
| Price | \$809,900 |

| | |
|----------------|------------------------|
| Bedrooms | 7 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,355 |
| Acres | 0.00 |
| Year Built | 2022 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 18204 94 Street |
| Area | Edmonton |
| Subdivision | Klarvatten |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Z 0G6 |

Amenities

| | |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, Walkout Basement, HRV System |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating | Forced Air-1, Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | None |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |

Basement Full, Finished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Landscaped, Schools, Partially Fenced

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 11th, 2025

Days on Market 8

Zoning Zone 28

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Listing information last updated on August 19th, 2025 at 8:32pm MDT